

TWO BIG REALTY DEALS MADE PUBLIC

Blackstone Hotel Is Traded.
Old Esmond House Is to
Be Razed and Replaced.

RECORD FOR YEAR IS SET

Meier Estate to Build Business
Structure When Front-Street
Property Is Cleared of For-
mer Famed Hotel.

The conclusion yesterday of a \$255,000 realty deal involving two valuable parcels of inside Portland business property, and the definite announcement by Julius L. Meier, of Meier & Frank Company, that the A. Meier estate will replace the old Esmond Hotel property on the northeast corner of Front and Morrison streets with a new building, furnished the local realty market with two of the most important developments of the year. Except for the purchase of a site for the First National Bank building at Sixth and Stark streets, which really belongs to last year, when it was initiated and announced, yesterday's double realty deal is the largest transaction of the year, and one of the most significant in recent years.

R. P. Effinger, one of Portland's most prominent business men, has sold the four-story brick Blackstone Hotel building that covers 56 by 121 feet of land on the northeast corner of Eleventh and Stark streets to Frank Philipp at a reported valuation of \$155,000.

As \$100,000 of the payment, Mr. Effinger accepted title to 75 by 100 feet of land located on the southwest corner of Fifth and Burnside streets, the balance figuring in cash and mortgages. The naked land on Burnside street is assessed at \$75,000.

Improvement Is Expected.
At present old frame buildings stand on the property, but it is understood that Mr. Effinger will improve this corner in the near future, although no definite plans have as yet been formulated. This property, which has been owned by the Philipp family for many years, has a frontage of 100 feet on Burnside.

Mr. Philipp was represented in the double deal by F. E. Taylor, of the realty firm bearing his name, and Mr. Effinger by Philip V. W. Fry, of the Fred A. Jacobs Company.

The first floor of the Blackstone Hotel building is divided into stores, while the upper three floors are used for hotel purposes. The structure, which was erected in December, 1911, covers practically 8000 square feet of ground space, having the 121-foot frontage on Stark street and 56 feet on Eleventh street.

The Blackstone is directly across from the Norton Hotel in a rapidly developing section where several fine buildings, including the Pittcock block, the Stevens, Platt, Woodard & Clark and the Olds, Worlman & King buildings have been erected within the past five years.

Julius L. Meier announced yesterday that the Esmond Hotel, built by his father, was condemned recently on account of its age and depreciation, will be razed immediately to make way for the construction of a brick building that will probably cover the entire 100x170 feet holding owned by the A. Meier estate.

Two Stories Now Planned.
"The foundation will be constructed to carry a half dozen stories, but for the present we may not erect more than two stories," said Mr. Meier yesterday. "I am not yet ready to announce just what the character of the building will be, but we must have it will cost, but definite plans will be formulated probably within the course of the coming few days. We have several propositions pending and choice will soon be made."

Bids will be received until May 1 for the raising of the old Esmond, which is a four-story brick structure with approximately 100 feet frontage on Front street and about the same dimension extending along Morrison street toward the river. The Meier estate also owns the land intervening between the hotel and the river, where an old building was demolished about a year ago.

It is understood the new building will be designed especially for marine interests and ship chandlery business. A number of leases have already been closed for space in the prospective building.

In the pioneer days the Esmond Hotel was Portland's most magnificent hotel, and its early registers, which are written on its early registers. There was a time when the old Esmond was the pride of the entire Northwest and the most brilliant social function of the year were held within its walls.

CITY MAKES ROAD OFFER

If All Linnton Boulevard Levy Is Paid, \$50,000 More Will Be Spent.

Provided the property owners along Linnton boulevard are willing to agree to pay the full amount of the assessment imposed against them for construction of the boulevard, the city will agree to spend about \$50,000 in completing and improving the boulevard. This was decided by the City Council yesterday at an informal meeting.

The property owners are contesting the right of the city to collect the full amount of the assessment. City Attorney LaRoche admits that the city cannot collect the full amount. City Attorney LaRoche was authorized to negotiate.

Judge Langguth Raises Fine and Denies Appeal.

Jurist Becomes Slightly Settled When Original Light Imposition Is Not Appreciated.

"We like to have you come to the city," said Municipal Judge Langguth to A. C. Hunt, charged with speeding when he came home from a visit with friends. "We like to have you use our streets and we like to use your roads. I believe that you testified truly when you said that you did not think you were exceeding the speed limit. For these reasons your fine will be lighter than usual. It will be \$15."

The defendant was represented by Attorney W. E. Farrell, with whom he was consulted.

"We ask your honor for permission to appeal this case," said the attorney.

"If you do not recognize a good thing when you have it," said the court, with sudden heat, "it is time you learned. The fine is now \$20, and the case will not be appealed."

"But, your honor," stammered Attorney Farrell, his face crimsoning. "Call the next case," Judge Langguth commanded.

Frequent requests for the granting

of appeals from moderate judgments have nettled the court.

Mr. Hunt is a prosperous rancher, living near Damascus. With his wife and a neighbor family he was hurrying back to the farm when Motorcycle Patrolman Frank Ervin swooped down upon the car.

In another case four men and two women, slightly hilarious, were returning from a convivial session at the Hotel Beitz, in Milwaukee. With the gay abandon of all roadhouse parties, they insisted on "burning the pavement." Louis Sherman, their chauffeur, is said to have a police court record as a violator of the traffic ordinance. Motorcycle Patrolman Ervin halted the car on Milwaukee street, after a test had shown its speed to be 25 miles an hour.

The driver, Sherman, was fined \$25 by Municipal Judge Langguth. Two of his patrons, Otto Finley and Joe L. Farley, were each fined \$15 for drunkenness. Henry Ivey and C. J. Low-

PORTLAND WOMAN IS LAID TO REST.



Mrs. Jacob A. Haak.

The funeral of Mrs. Jacob A. Haak, who died at her home, 1512 East Morrison street, Saturday morning, was held at 2 o'clock Tuesday afternoon from the residence of her son, John H. Haak, 125 East Fifty-eighth street. Rev. William G. Moore conducted the last rites.

Mrs. Haak was born near Reading, Pa., almost 80 years ago. In 1879 the family removed to Michigan, where they resided until they came to Portland, eight years ago.

Her husband and five children survive her—Luther K., at Eagle Point, Or.; Harry K., John H., Charles E. Haak and Mrs. B. B. Luten, all of Portland.

paugh paid \$10 fines for disorderly conduct. Fines of \$5 each were assessed against Alice Wilson and Ethel Hopper. G. W. Walker and C. B. Thompson, arrested by Patrolman Ervin, were fined \$20, while H. V. Hale was fined \$22. L. B. Metzger, arrested by Patrolman Young for speeding, paid a \$25 fine.

G. A. R. ENTRY IN LEAD

MRS. MAUD GILMAN ADVANCES FROM SIXTH ON LIST.

Miss Lillian Hendrickson Moves Up From Fourth to Second in Festival Queen Count.

STANDING OF CANDIDATES FOR FESTIVAL QUEEN IN LAST EIGHTH COUNT	
Mrs. Maud Gilman, G. A. R. and Relief Corps.....	72,894
Lillian C. Hendrickson, Foresters of America.....	71,802
Jewel Carroll, Knights and Ladies of Security.....	70,255
Louise Taylor, Western Union.....	65,453
Edel Fraasch, Eugene.....	64,824
Muriel Saling, Pendleton.....	61,494
Rose Uptegrove, Oregon City.....	61,484
Waive Jacobs, Klamath Falls.....	56,554
George White, Corvallis.....	55,553
Eleanor Jackson, Modern Foresters of America.....	29,756
Marion Anderson, Albany.....	30,219
Anna Allen, Metropolitan Life Insurance Co.....	29,976
Mildred Fagg, Vancouver.....	18,589
Myrtle McClarkin, Rose City Park.....	309

Mrs. Maud Gilman, candidate of the Relief Corps and the Grand Army of the Republic for queen of the Rose Festival, took the lead in the contest yesterday and won the most votes. On the count two days ago she was sixth in the list, and her rise to first place represented a jump of about 30,000 votes.

A similarly sensational rise was made by Miss Lillian Hendrickson, candidate of the Foresters of America, who went from fourth to second, crowding the two leaders of the previous day down to third and fourth.

Prize of Eugene, rose from seventh to fifth place, and Muriel Saling, who was in 10th place two days ago, has now taken a place in the first section.

Rose Uptegrove, of Oregon City; Waive Jacobs, of Klamath Falls, and George White, of Corvallis, who for many days held places in the lead, have dropped into the second section. Miss Mildred Fagg, of Vancouver, while still far down on the list, made a great gain in votes yesterday, and probably will rise well up in the list in the coming count.

Miss Jewel Carroll, candidate of the Knights and Ladies of Security, will appear at the Columbia Theater tonight, and votes will be given with each admission ticket.

The sale of Festival buttons will continue until Saturday night, 200 votes being given with each button sold.

SALVAGING CONTRACT LET

Junior League of Postal Banks Gets Concession From Council.

The Junior League of Postal Banks yesterday won the concession from the City Council of salvaging saleable materials from the street sweepings and from the garbage supply of the resident districts.

The organization will be given the sweepings from the carts of the white wings, provided suitable dumping places close to the business district are provided and kept in sanitary condition. Also the organization will be permitted to gather cans, junk, bottles, rubber and other saleable materials from the resident districts.

Permanent Survey Planned.

ALBANY, Or., April 26.—(Special.)—Plans are being discussed for a permanent survey of the Pacific Highway through Linn County. John H. Lewis, State Highway Engineer, has arranged to make the survey without expense to the county, providing transportation for the surveyors is furnished.

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RARE PERSONALITY IS FOUND IN FRITZI SCHEFF
Woman With Adorable Ways Has Room in Her Heart for All Who Are Unloved, Declares Leone Cass Baer.

BY LEONE CASS BAER.
SOMEONE said once that personality is the persuasive quality that takes the audience to the player, which, I reckon, is good as far as it goes. But how do you describe personality when the audience isn't an audience, but just a lone woman interviewer and the player has ceased for the afternoon to be a player and is just a fascinating hostess?
What is this peculiar power of appeal, this fascinating physical and mental action delivered with clarity of purpose—this to employ an expressive vocabulary—"getting it across"? More than any artist I have ever met—and the line is lengthy, with big names adorning it—Madame Fritzi Scheff possesses this mysterious and remarkable quality. She came into the room and the other folk about turned into mere objects of furniture, while she seemed a gay, little, golden humming bird darting about. She perched on the arm of a chair and chatted delightfully of her rabbit, a new acquisition.
"I loathe and detest the custom some actresses have of traveling with a dog on a chain. I have dogs, yes, and horses, and Persian kittens, but they are home where they belong. This rabbit is quite a novelty. I go marketing every day to find him nice lettuce and carrots. Come and see him obey me."
The little and spirited little Viennese jumped from her chair and ran to where a diminutive rabbit munching at a lettuce heart as large as himself.
"I wonder how does one call rabbits to come. I whistle, but he only eats on. Sometimes he comes if I snap my fingers." Madame Scheff made a cooing, adorable ciao and snapped her little fingers. But the rabbit stolidly stuffed.
"I am showing you off, Bunny," cooed the little imp of the opera. "Come to me instantly, bad boy." She smiled and wagged her hand temptingly, turning her pretty head sideways, employing wiles.
The rabbit finished his dinner and washed his face and hands the while Fritzi sat on and I sat on the floor by his crate and watched the process. Then he scurried into his bed, a comfy one of cotton. Around him in his corner of Fritzi Scheff's grand suite was scattered enough vegetables to feed a regiment.
"I like to mother him," sighed Fritzi, tucking the temperamental rabbit under his coverlet. "I could mother all the little lonely ones and the old folks in the world."
Love for Babies Expressed.
And that is the lovely thing I found out about Fritzi Scheff. She let me see beneath the surface and showed me a deep-rooted love for home, for babies and for the simple, homey things of everyday living. She can cook and she can sew, and she is domestic to her pink fingertips.
"I used to carry bits of my home life on my tours, but I lost so many articles of value, and so much got broken, and my excess baggage was a fearful item, so now I carry only a few best-beloved books and pictures."
Madame Scheff reads fiction, romance, history, plays and politics and is well informed on topics of the day. She is a bundle of nervous energy well directed. She is genuine and generous, a delicious bit of splendid explosive, the only child of an Hungarian mother and an Austrian father, and foreign to the core of her in one essential quality—her distinction of person, passions and moral outlook.
Death of Father Casts Shadow.
Of her father she spoke sadly. He was a distinguished doctor in Vienna and his recent passing has cast a shadow



Fritzi Scheff, Prima Donna, at Orpheum.

Schoener will explain his methods of work to visitors.
In the gardens now there are 1500 roses, representing 2300 varieties; 2000 fruit trees, 150 varieties of apples, 100 of pears, 50 of peaches, 40 of plums, 20 of prunes, 20 of nectarines, 140 of berries, 140 varieties of corn, 150 of wheat, which is this year planted at Mount Angel; 4000 bulbs of gladioli, dahlias, and 1000 ornamental plants and medicinal herbs.
Father Schoener has discovered a native Oregon tulip, which he has pollenized with many tulips in the city parks, through co-operation of Commissioner Baker and Superintendent Conville.

CITY TO ADD AUTO FLUSHER

Mr. Daly Is Authorized to Buy New Type of Street Cleaner.

The city will have another automobile street flushing machine. The City Council yesterday authorized Commissioner Daly to close a contract with the Tiffin Van Ness Company for a flusher to cost \$3388. This company submitted the lowest bid for the machine.

The city has two machines of a different type from the one now to be installed. While Mr. Daly says he is convinced that they are giving good service it is the advice of the men in the street cleaning bureau that they are neither economical nor good for street-cleaning purposes. Also the city is being sued now by a local concern because it is alleged the two machines purchased, involve infringements on patents held by another company.

LODGEMEN TO CELEBRATE

Oddfellows Hold Dance and Play Exercises at School.

About 700 persons attended the Oddfellows' dance at Christensen's Hall Tuesday night. The affair was in commemoration of the 97th anniversary of the founding of the lodge in the United States. The hall was elaborately decorated with flowers, ferns, palms, banners and colors.

Friday night the anniversary will be celebrated with speeches and a program at Lincoln High School. A number of prominent local lodgemen will speak, and the meeting will be presided over by Henry F. Westbrook, deputy district grand marshal. Musical numbers and songs will be given.

MAJESTIC THEATER
Now Playing
WILLIAM FARNUM
In His Latest Triumph

GARDENS WILL BE OPENED

Father Schoener to Explain Methods to Public on Visiting Days.

The Schoener Scientific Gardens on the Peninsula, in which Father George Schoener is following out horticultural researches similar to those of Burbank in California, are well established and will be thrown open to public inspection on Wednesday and Sunday afternoon of each week. Father

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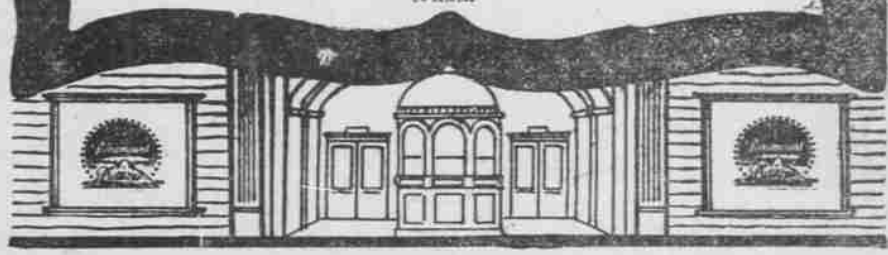
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